



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

DATE October 7, 2005 LOCAL EFFECTIVE DATE October 21, 2005 APPROX FINAL EFFECTIVE DATE November 11, 2005	CONTACT/PHONE Elizabeth Kavanaugh Project Planner 805-788-2010	APPLICANT Lawrence & Jean Preston	FILE NO. DRC2004-00228
SUBJECT Hearing to consider a request by Lawrence & Jean Preston for a Minor Use Permit/Coastal Development Permit to allow the addition to and conversion of an existing detached workshop. The addition will result in a two story 577 square foot structure, and the conversion will allow the workshop to be used as a guesthouse. The project will not result in any ground disturbance on a 5,450 square foot parcel. The proposed project is within the Residential Single Family (RSF) land use category and is located at 2595 Camborne Place in the community of Cambria (Lodge Hill area). The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2004-00228 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on August 8, 2005 (ED05-059).			
LAND USE CATEGORY Residential Single-Family	COMBINING DESIGNATION Local Coastal Program, Terrestrial Habitat	ASSESSOR PARCEL NUMBER 023-281-028	SUPERVISOR DISTRICT 2
PLANNING AREA STANDARDS: Setbacks, Height, Parking, Erosion Control, Footprint and Gross Structural Area Limitations <i>Does the project meet applicable Planning Area Standards? Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Combining Designations: Archaeologically Sensitive Area, Local Coastal Program Area, Terrestrial Habitat <i>Does the project conform to the Land Use Ordinance Standards? Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER □ SAN LUIS OBISPO □ CALIFORNIA 93408 □ (805) 781-5600 □ FAX: (805) 781-1242			

EXISTING USES: Single-family residence with workshop	
SURROUNDING LAND USE CATEGORIES AND USES: North: RSF – Single Family Residence East: RSF – Single Family Residence South: RSF – Single Family Residence West: RSF – Single Family Residence	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to the following departments and/or agencies: North Coast Advisory Council, Department of Public Works, Cambria Community Services District, and the California Coastal Commission.	
TOPOGRAPHY: Lightly sloping: Less than 10%	VEGETATION: Grasses, Monterey Pines
PROPOSED SERVICES: Water supply: Cambria Community Services District Sewage Disposal: Cambria Community Services District Fire Protection: Cambria Community Services District	ACCEPTANCE DATE: March 2, 2005

DISCUSSION

NORTH COAST AREA PLAN, LODGE HILL PLANNING AREA STANDARDS:

Lot Size: 5,450 square feet
 Lot Type: Triple, Forested
 Oversized lot adjustment: 1.04

Slope: approx 10 percent
 Number of trees to be removed: 0
 Base: 1,200 sq ft footprint, 2,400 sq ft GSA

PROJECT REVIEW	ALLOWABLE	EXISTING	PROPOSED	STATUS
FOOTPRINT (SQUARE FEET)	1,200 x 1.04 = 1,248	1,345	1,345	OK – Existing
GSA (SQUARE FEET)	2,400 x 1.04 = 2,496	1,770	2,050	OK
DECKS (SQUARE FEET)				
PERVIOUS	312	262	262	OK
IMPERVIOUS	104	18	18	OK
HEIGHT (FEET)	28	21	21	OK
SETBACKS (FEET)				
FRONT	15'	78'	78'	OK
REAR	10'	17'	17'	OK
SIDE	3'	4'	4'	OK
STREET SIDE	5'	8'	8'	OK

As detailed in the table above, the project complies with the planning area standards for footprint, gross structural area, height, and setbacks. Additionally, the project complies with the parking requirement of providing two (2) off-street parking spaces. As conditioned, the project complies with planning area standards for erosion and runoff control and landscaping. Site

development will not negatively alter the drainage pattern onsite. Project conditions require the applicant to submit drainage and landscaping plans for approval prior to issuance of a construction permit.

COASTAL ZONE LAND USE ORDINANCE (CZLUO) STANDARDS:

This project complies with the CZLUO standards, and with the following Combining Designation Standards: Local Coastal Program Area and Terrestrial Habitat.

Terrestrial Habitat

The existing use is a 2-story 1,473 square foot single-family residence with attached garage and a separate detached accessory 297 square foot workshop. The proposed project consists of adding a story to the existing workshop and converting it into a guesthouse. The existing structural footprint on the site will not be expanded. Therefore, the project will not disturb any existing Terrestrial Habitat areas.

Guesthouse Standards

Guesthouses may be established as an accessory residential use with limitations on use, location, and floor area. As proposed and conditioned, the project meets the Guesthouse Standards in the Coastal Zone Land Use Ordinance.

- Use – The proposed guesthouse includes a living area with a wet bar, a bedroom, and a bathroom. The proposal does not include a kitchen or laundry facilities. No secondary unit currently exists on the site.
- Location – Guesthouse Standards require that the guesthouse be located within 50 feet of the primary residence. The proposed guesthouse is located approximately 33 feet from the primary residence, and therefore meets this standard.
- Floor Area – Guesthouse Standards limit the size of guesthouses to 40% of the floor area of the primary dwelling to a maximum of 600 square feet. The proposed guesthouse is 577 square feet, which is approximately 39% of the floor area of the primary residence, and is below the 600 square-foot maximum.

COASTAL PLAN POLICIES:

This project complies with the Coastal Plan Policies; the most relevant policies follow.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. The Cambria Community Services District (CCSD) serves the existing residence. The addition of living space will result in the increase of 1 toilet, 1 tub/shower, 1 bathroom sink, and 1 additional bar/utility sink. The CCSD approved the increase in fixtures on April 15, 2005 with conditions.

Environmentally Sensitive Habitats

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: The proposed project is consistent with this policy because it will not significantly disrupt the habitat; tree removal is not proposed.

Terrestrial Environments

Policy 29: Protection of Terrestrial Habitats: The proposed project is consistent with this policy because not allowing an addition to residential accessory uses (principally permitted

uses in the Residential Single Family land use category) could potentially constitute a taking under the 5th Amendment of the US Constitution. Therefore, allowing a residential accessory use to be developed on the property is considered a reasonable use of the land (pursuant to Section 30010 of the Coastal Act).

Policy 30: Protection of Native Vegetation: *The proposed project is consistent with this policy because tree removal will not occur and site disturbance will be minimized.*

Coastal Watersheds:

Policy 7: Siting of new development: *The proposed project is consistent with this policy because the addition of living space will be located on an existing lot of record in the Residential Single Family category on a slope less than 20 percent.*

Policy 8: Timing of new construction: *The proposed project is consistent with this policy because if grading is to occur or left unfinished between October 15 through April 15 the project is required to have an erosion and sedimentation control plan and all sedimentation and erosion control measures will be in place before the start of the rainy season.*

Policy 10: Drainage Provisions: *The proposed project is consistent with this policy because the project is will not affect erosion or runoff.*

Hazards:

Policy 1: New Development: *The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.*

Policy 2: Erosion and Geologic Stability: *The proposed project is consistent with this policy because it is designed to ensure structural stability while not creating or contributing to erosion of geological instability.*

Visual and Scenic Resources:

Policy 7: Preservation of Trees and Native Vegetation: *The location and design of the project will not necessitate the removal of any trees.*

Archeology:

Policy 4: Preliminary Site Survey for Development within Archaeologically Sensitive Areas: *The parcel is in an archeologically sensitive area. The proposed project is the addition of a second story to an existing workshop, and the conversion of the workshop to a guesthouse. No new structures are proposed. Ground disturbance is negligible. Therefore, a preliminary site survey was not required.*

Does the project meet applicable Coastal Plan Policies? Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS:

As of the preparation of this report, the North Coast Advisory Council has not commented on this project.

AGENCY REVIEW:

Public Works - Recommends approval. Public Works has a concern with the existing fence being located in the right-of-way, and requests that the fence be removed or moved to the property line. The project is conditioned to move or remove the fence to the satisfaction of the Public Works Department prior to issuance of construction permits.

Cambria Community Services District - The CCSD confirmed water and sewer availability for remodel of an existing active service. As of the preparation of this report, the CCSD Fire Department did not provide comments.

California Coastal Commission - The Commission did not provide comments prior to the preparation of this report.

LEGAL LOT STATUS:

The one (1) existing lot was legally created by a recorded map (Cambria Pines Manor Unit #2).

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project is an addition to a residential accessory structure.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed guesthouse does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved, because the project is located on Camborne Place, a local road constructed to a level able to handle any additional traffic associated with the project, which would be negligible.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Sensitive Resource Area

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because the proposed guesthouse is designed to minimize site disturbance and trees will not be removed.
- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the proposed guesthouse is designed to minimize site disturbance and trees will not be removed.
- J. Proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant

adverse effects on the identified sensitive resources, because the proposed addition is designed to minimize site disturbance and trees will not be removed.

- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because as conditioned, the project meets drainage and erosion control standards specified by the County Public Works Department.
- L. There will be no significant negative impact to the identified sensitive habitat because the proposed addition is designed to minimize site disturbance and trees will not be removed.
- M. The project will not significantly disrupt the habitat, because site disturbance will be minimized and trees will not be removed.

Public Works

- N. Adequate public service capacities are available to serve the proposed development because the applicant has paid sewer and water impact fees for the bathroom additions to the service provider for the area (Cambria Community Services District).

Archeological Sensitive Area

- O. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the project has minimal site disturbance.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the addition to and conversion of an existing detached workshop. The addition will result in a two story 577 square foot structure, and the conversion will allow the workshop to be used as a guesthouse. The project will not result in any ground disturbance on a 5,450 square foot parcel.
2. All permits shall be consistent with the approved Site Plan, Floor Plans, and Elevations.

Conditions required to be completed at the time of application for construction permits

Cambria Community Services District

3. The applicant shall provide a letter from Cambria Community Services District stating they are willing and able to service the property.
4. The applicant shall apply for a remodel of existing service and pay impact fees to the Cambria Community Services District (District).

Site Development

5. Plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations, and landscape plan.
6. The applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Conditions to be completed prior to issuance of a construction permit

Fire Safety

7. The applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.

Landscape Plan

8. The applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

Miscellaneous

9. The applicant shall pay all applicable school and public facilities fees.

Public Works

10. The applicant shall move or remove the encroaching fence from the public right-of-way to the satisfaction of the County Public Works Department.

Conditions to be completed during project construction

Building Height

11. The maximum height of the project is twenty-eight (28) feet from average natural grade.
 - a. Prior to any site disturbance, a licensed surveyor or civil engineer shall stake the lot and building corners, establish average natural grade and set a reference point (benchmark).
 - b. Prior to approval of the foundation inspection, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - c. Prior to approval of the roof nailing inspection, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height, and the actual height of the structure. A licensed surveyor or civil engineer shall prepare this certification.

Archaeology

12. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Cambria Community Services District

13. Existing water fixtures shall be retrofitted to current standards under Cambria Community Services District Code Title 4.
14. The owners shall provide the District with a copy of county construction permit issued for this project.

Conditions to be completed prior to final building inspection

Cambria Community Services District

15. The applicant shall submit a request to the Cambria Community Services District for a final plumbing inspection.

Fire Safety

16. The applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

Landscaping

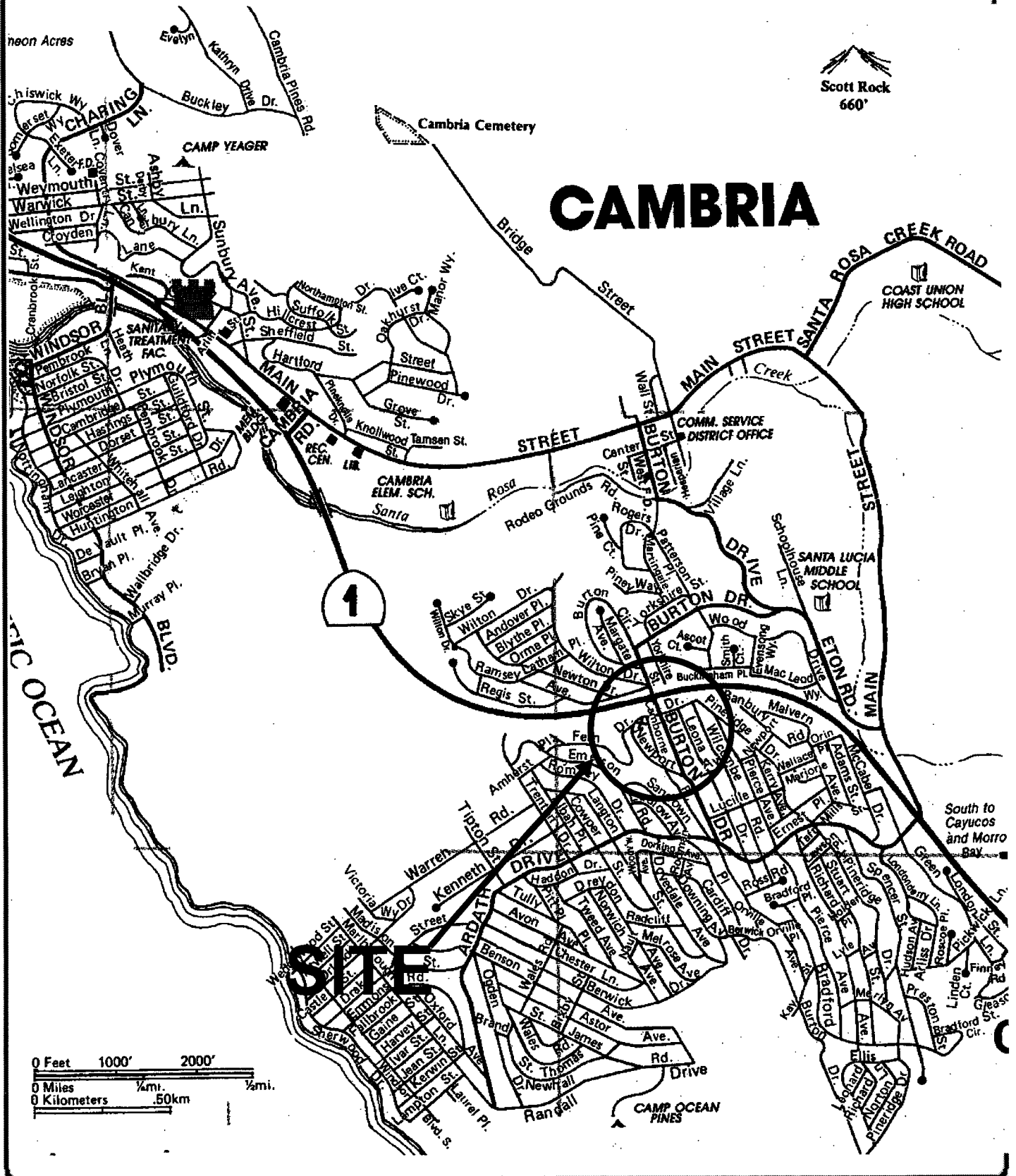
17. Landscaping in accordance with the approved landscaping plan shall be installed or bonded. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.

Miscellaneous

18. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

19. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Coastal Zone Land Use Ordinance Section 23.02.050 or if the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
20. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



PROJECT

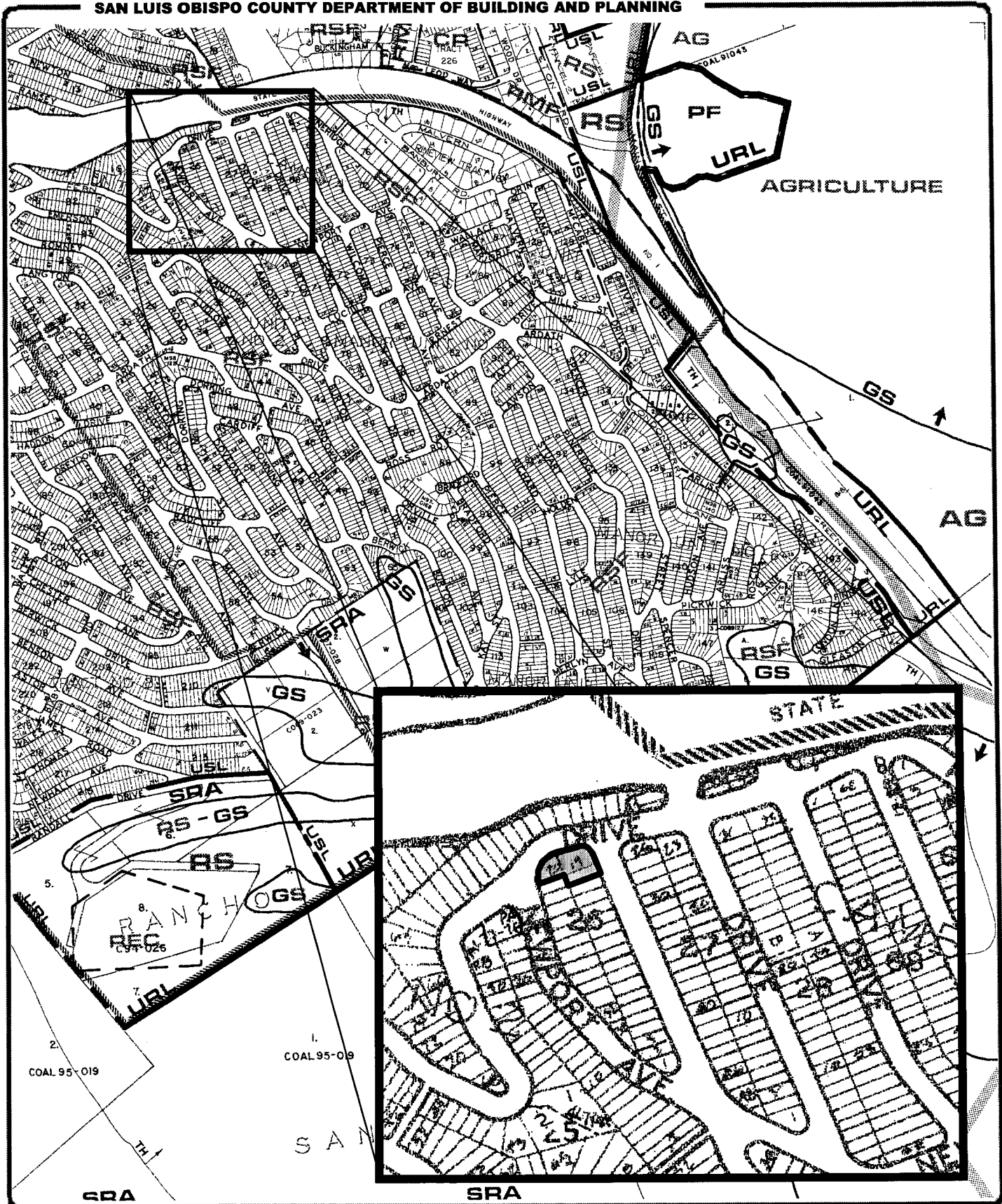
Minor Use Permit
Preston DRC2004-00228



EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Minor Use Permit
Preston DRC2004-00228



EXHIBIT

Land Use Category Map



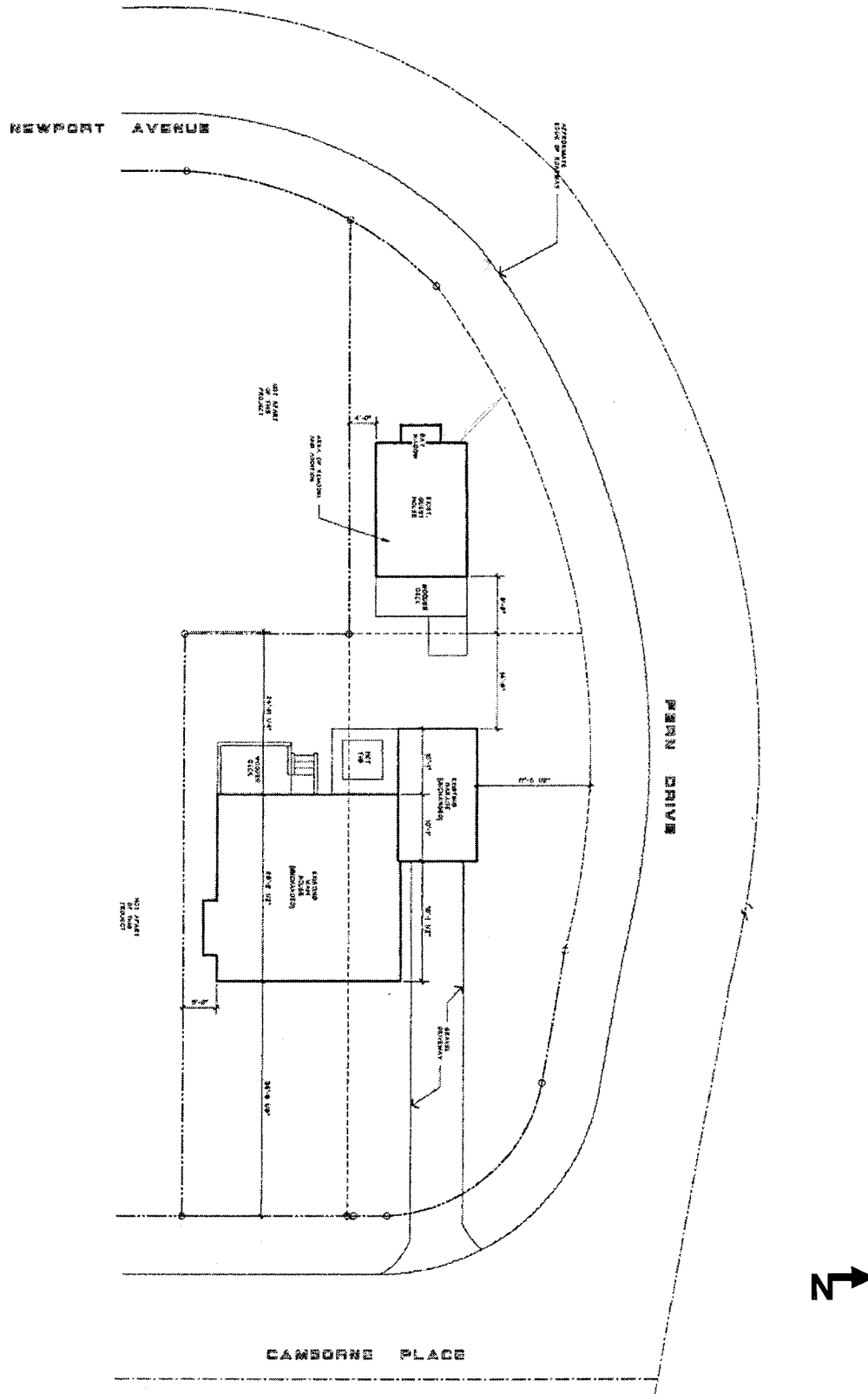
PROJECT

Minor Use Permit
Preston DRC2004-00228



EXHIBIT

Aerial Photograph



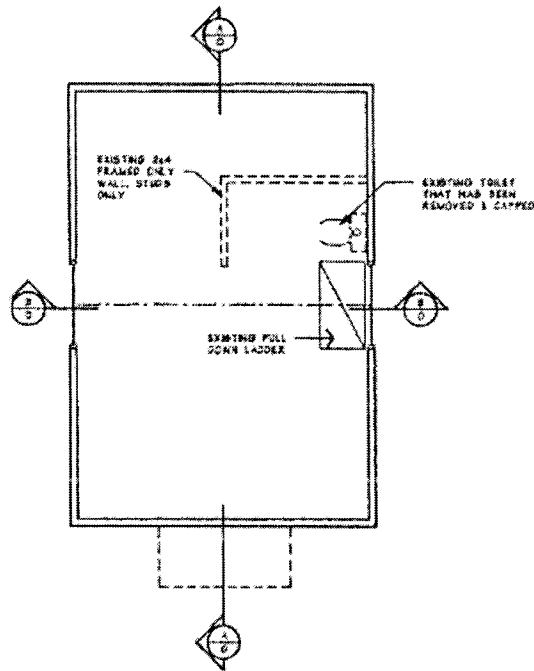
PROJECT

Minor Use Permit
Preston DRC2004-00228

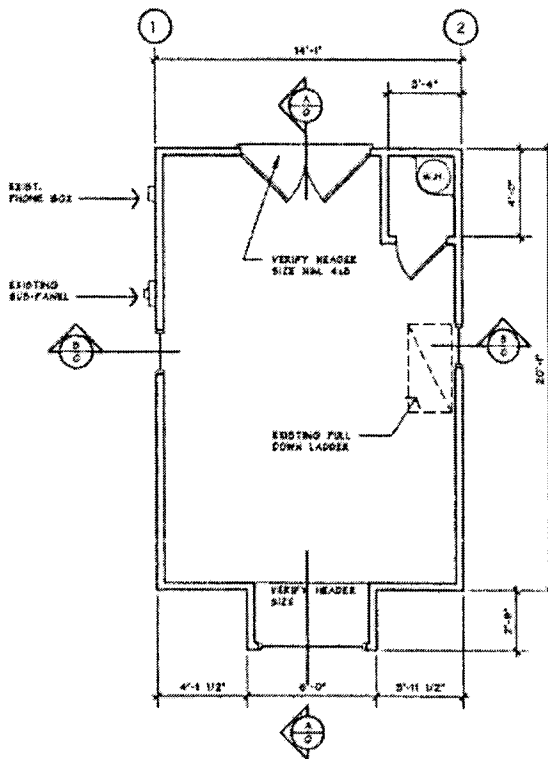


EXHIBIT

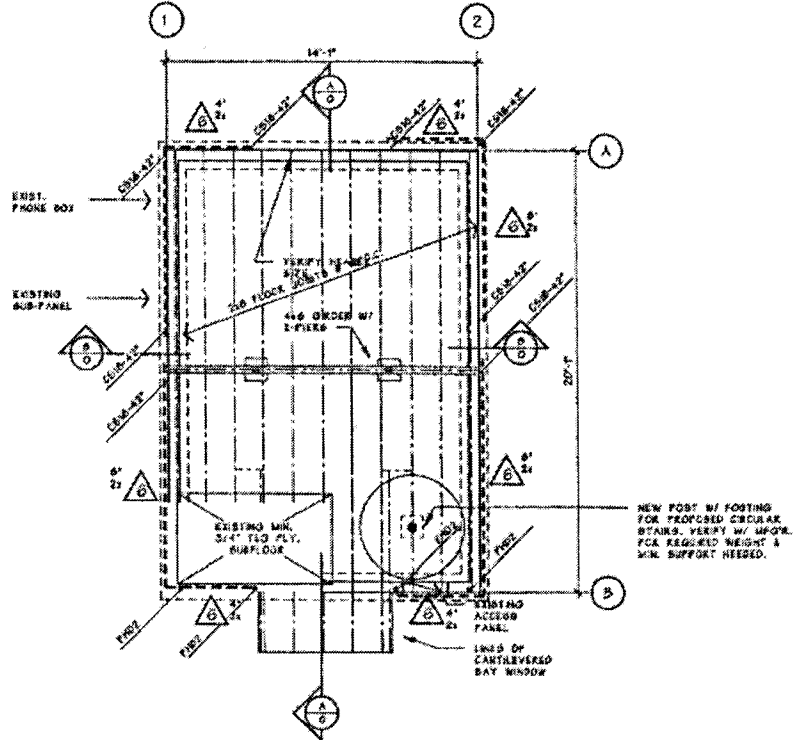
Site Plan



EXISTING
UPPER FLOOR



EXISTING
LOWER FLOOR



EXISTING FOUNDATION
W/ FLOOR FRAMING &
NEW ENGINEERING

PROJECT

Minor Use Permit
Preston DRC2004-00228

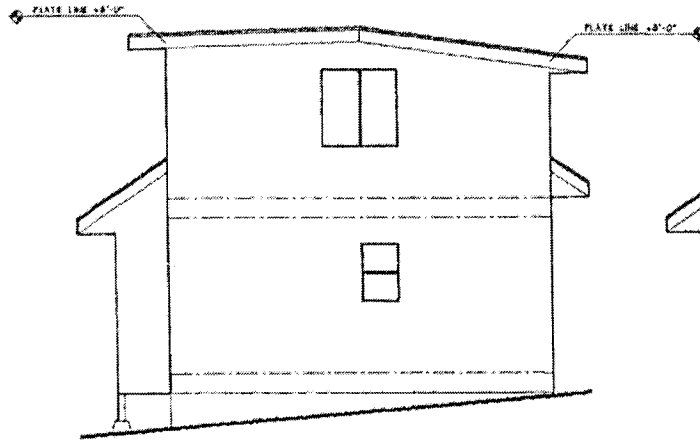


EXHIBIT

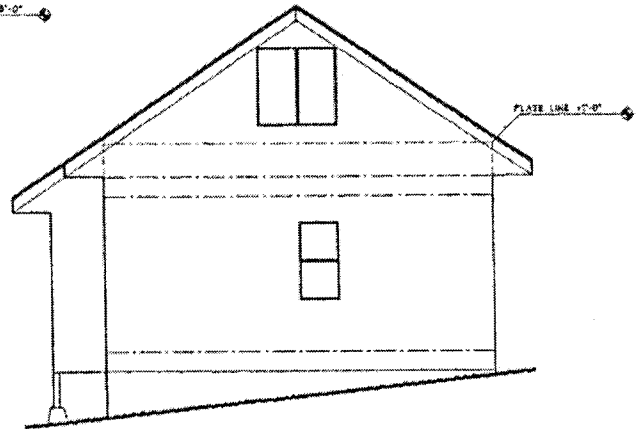
Existing Floor Plans

[illegible]

Proposed Floor Plans

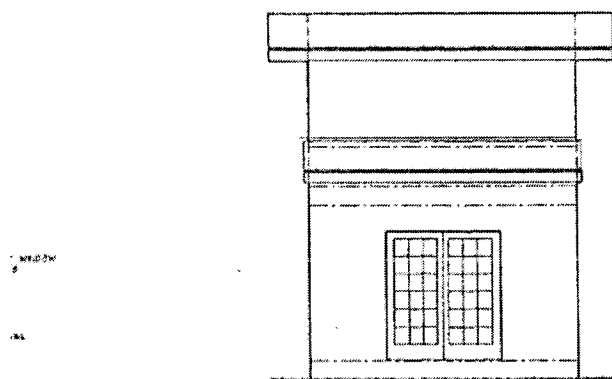


PROPOSED RIGHT SIDE

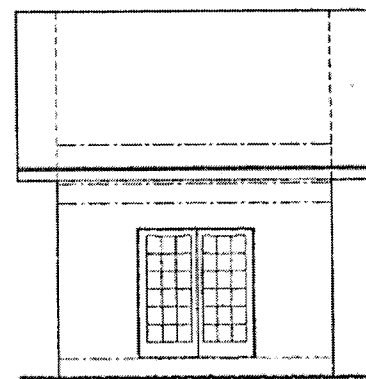


EXISTING RIGHT SIDE

EXTERIOR ELEVATIONS



PROPOSED FRONT



EXISTING FRONT

NOTE:
EXISTING WALL AT FRONT
OF UNIT NOT SHOWN FOR
CLARITY, EXISTING IS
A KERNWOOD FIRM.

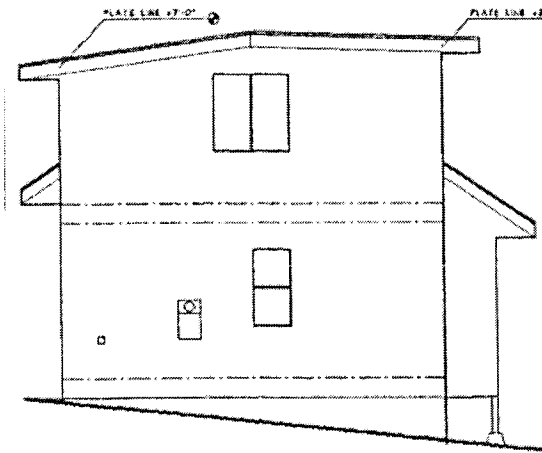
PROJECT

Minor Use Permit
Preston DRC2004-00228

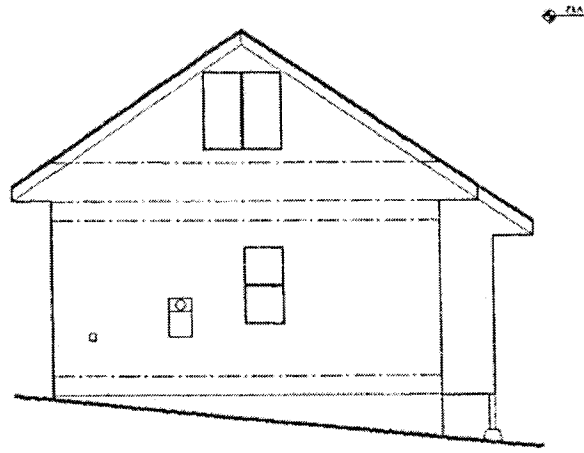


EXHIBIT

Elevations

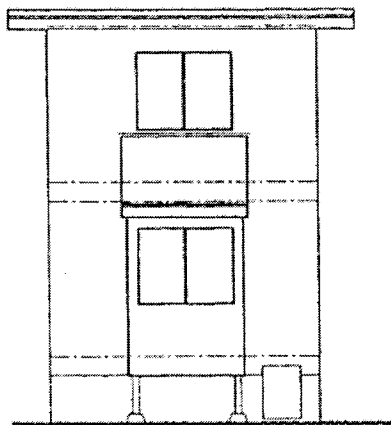


PROPOSED LEFT SIDE

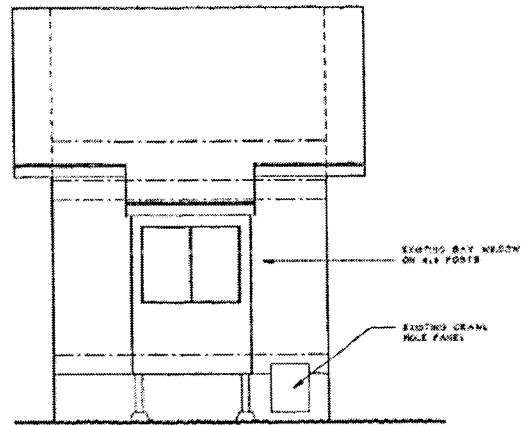


EXISTING LEFT SIDE

EXTERIOR ELEVATIONS



PROPOSED REAR



EXISTING REAR

PROJECT

Minor Use Permit
Preston DRC2004-00228



EXHIBIT

Elevations



EK 6
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

4/18/05
PW

FROM

TO

Coastal Team
(Please direct response to the above)

Preston

DRC 2004-00228
Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
BOARD FOR THE PLANNERS

PROJECT DESCRIPTION:

MUP -> CONVERT 280 sf workshop
w/attic to 560 sf guest quarters. Located off
Camborne Place in Cambria. 5450 sf lot.
(Lodgehill) APN: 023-281-028.

Return this letter with your comments attached no later than:

5/2/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Recommend Approval

EXISTING FENCE APPEARS TO BE IN ROAD R/W - IT NEEDS TO BE REMOVED OR
MOVED TO PROPERTY LINE (Right of Way Line).

28 April 2005
Date

Goodwin
Name

5252
Phone

**CAMBRIA COMMUNITY SERVICES DISTRICT**1316 Tamson Drive, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • FAX (805) 927-5584

228

**CONFIRMATION OF WATER & SEWER AVAILABILITY
FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE.**Applicant(s): **Lawrence & Jean Preston**

Date: April 15, 2005

Service Location: **2595 Camborne Pl.
APN 023.281.028**Current Service type: **X Single Family**
_____ Multi-Family # units
_____ Commercial EDUs**Project description: Convert workshop to guest quarters. No change to SFR**

Sewer and Water Impact Fees:			Approval Conditions	Required if X'd:	Ck when Done:
No chargeable fixtures. Plan Review Fee only	\$25	\$	All Existing and New water fixtures must meet current standards under Title 4 of District Code.	X	
1 Additional Toilet(s)	@ \$400	\$400.	Owner must provide District with a copy of county building permit issued for this project.	X	
1 Additional Tub, Shower or Laundry	@ \$800	\$800.	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	X	
1 Additional Kitchen or Bathrm Sink(s)	@ \$400	\$400.	Applicant must call for final plumbing inspection upon completion of project. PLEASE CALL 927-6240 FOR INSPECTION.	X	
1 Additional Bar or Utility Sink(s)	@ \$200	\$200.	Requires PARCEL MERGER to allow water service to adjacent lot.		
Date Paid: 4/15/05	TOTAL Fee:	\$1,800.	<i>Under District regulations, said remodel must not change the existing water service status of the property by creating additional separate dwelling units.</i> WARNING! GUEST ROOMS MAY NOT BE RENTED AS A SEPARATE LIVING UNIT.	X	

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said **Project is Authorized With Conditions** as indicated above

by:

Joyce Hannum, Permits & Conservation Specialist

CC: Fire Prevention Officer

----- FOR DISTRICT USE -----

Existing Approved Fixtures:

Toilets 2
Tubs and/or Showers 2
Kitchen & Lavatory Sinks 3
Laundry Washer 1
Bar or Utility Sinks 0

Retrofit Code: RS04☐ Bldg. Permit received☐ Final Inspection date: _____

EK

6



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 4/18/05
FROM: PW

Preston

TO

Coastal Team
(Please direct response to the above)

DRC 2004-00228
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: MUP -> CONVERT 280 sf Workshop w/attic to 560 sf guest quarters. Located off Camborne Place in Cambria. 5450 sf lot. (Lodgehill) APN: 023-281-028.

Return this letter with your comments attached no later than: 5/2/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
✓ YES
NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
✓ NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

RECOMMEND APPROVAL
EXISTING FENCE APPEARS TO BE IN ROAD R/W - IT NEEDS TO BE REMOVED OR MOVED TO PROPERTY LINE (Right of Way Line).

28 April 2005 Goodwin 5252
Date Name Phone